## \$599,900 - 9856 76 Street, Edmonton

MLS® #E4431405

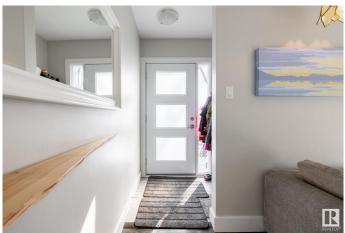
## \$599,900

5 Bedroom, 2.00 Bathroom, 1,203 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Beautiful home with LEGAL 2-bedroom basement suite in FOREST HEIGHTS just minutes from downtown! Fully renovated and upgraded over the last several years it is ready for stylish and comfortable living! This raised bungalow has large windows on both main and lower levels allowing for lots of natural light. Main floor offers over 1200 sq. ft. of living space in a huge living room, a nice kitchen with stainless steel appliances, 3 spacious bedrooms, and a full bathroom. The LEGAL basement suite has large windows everywhere, huge living room, kitchen with a full set of appliances, dining area, 2 spacious bedrooms, full bath and laundry room. Spacious backyard is fully fenced and landscaped with a flagstone patio, pergola and 6 fruit trees. Recent upgrades include newer roof shingles, blown-in insulation in the attic, weeping tile and sump pump,2 furnaces, newer hot water tank, one newer laundry set, 2 new basement windows, vinyl plank floor in the basement and front entrance door. Truly amazing find!







Built in 1957

## **Essential Information**

MLS® #	E4431405
Price	\$599,900

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	1957
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active
Community Information	
Address	9856 76 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3A2
Amenities	
/	
Amenities	Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio
	Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio Single Garage Detached
Amenities	
Amenities Parking	
Amenities Parking Interior	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,
Amenities Parking Interior Appliances	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Amenities Parking Interior Appliances Heating	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two Forced Air-2, Natural Gas
Amenities Parking Interior Appliances Heating Stories	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two Forced Air-2, Natural Gas 2
Amenities Parking Interior Appliances Heating Stories Has Suite	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two Forced Air-2, Natural Gas 2 Yes
Amenities Parking Interior Appliances Heating Stories Has Suite Has Basement	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two Forced Air-2, Natural Gas 2 Yes Yes
Amenities Parking Interior Appliances Heating Stories Has Suite Has Basement Basement	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two Forced Air-2, Natural Gas 2 Yes Yes
Amenities Parking Interior Appliances Heating Stories Has Suite Has Basement Basement Exterior	Single Garage Detached Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two Forced Air-2, Natural Gas 2 Yes Yes Full, Finished

ConstructionWood, VinylFoundationConcrete Perimeter

## **Additional Information**

Date ListedApril 17th, 2025Days on Market15ZoningZone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 2:32pm MDT